



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Gymnastics & Dance Studio

Sale Price: \$700,000.00



FOR SALE

3234 N. Vermilion Street

Danville, IL 61832

5,900 SF

OFFICE

RETAIL

SALE PRICE

\$700,000.00

LOT SIZE

.99 AC

TAX PIN

18 20 403 007

REAL ESTATE TAX

\$9,832.60

BUILDING SIZE

9,496 SF

YEAR BUILT

1986

ZONING

B-2 Highway Business

PARKING

35 Spaces

PROPERTY DESCRIPTION

Former appliance store has been remodeled into a gymnastics & dance studio. Business and equipment are negotiable. Building can also be used for retail or office use.

AREA DESCRIPTION

Neighboring businesses include: Harbor Freight, Courtesy Ford, Red Lobster, McDonald's, Arby's, Village Mall, Slumberland, Culver's, Meijer, TJ Maxx, Kohl's, and Lowe's.



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker
217-918-0871
lk@cbsdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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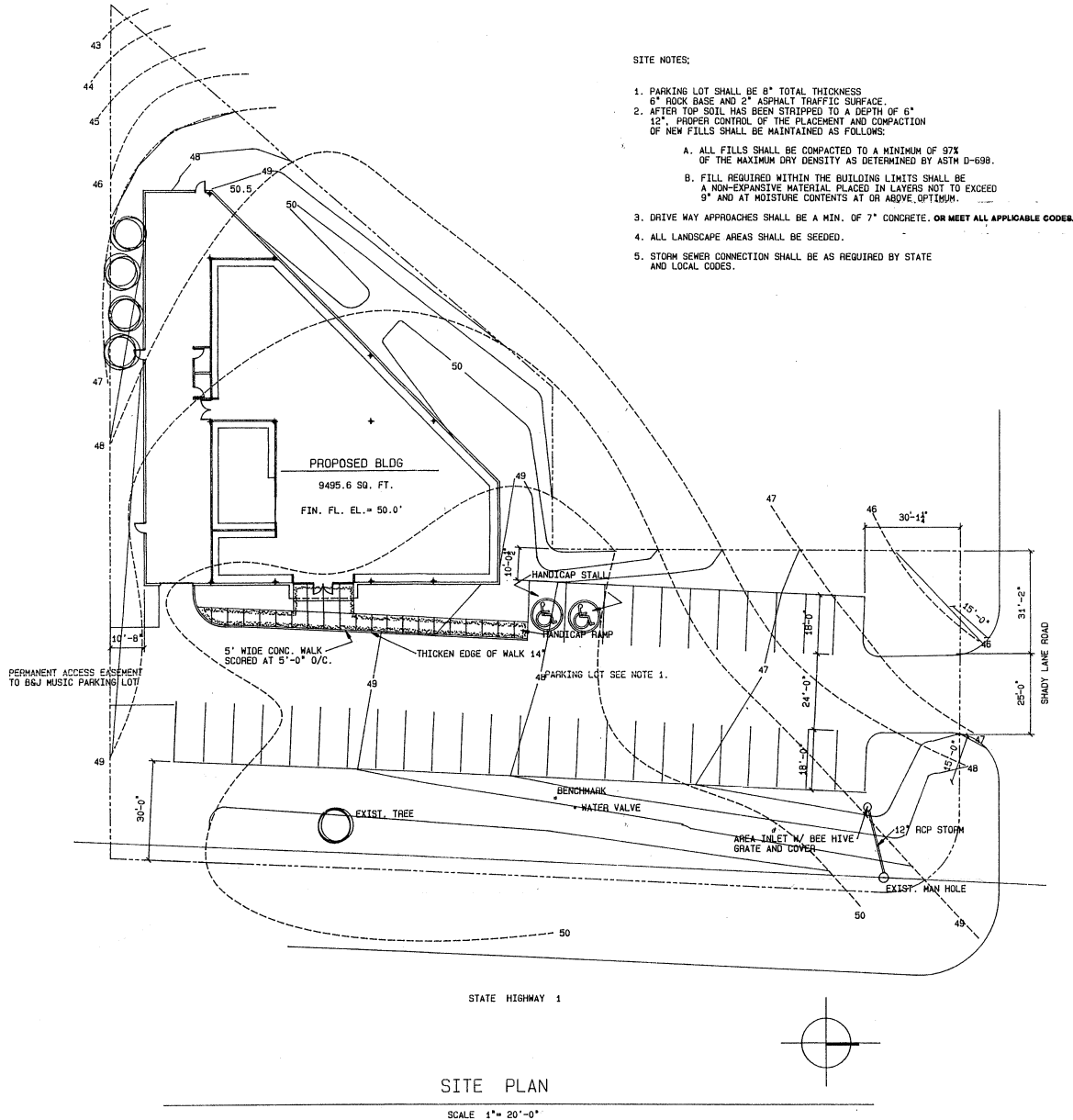
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SITE PLAN



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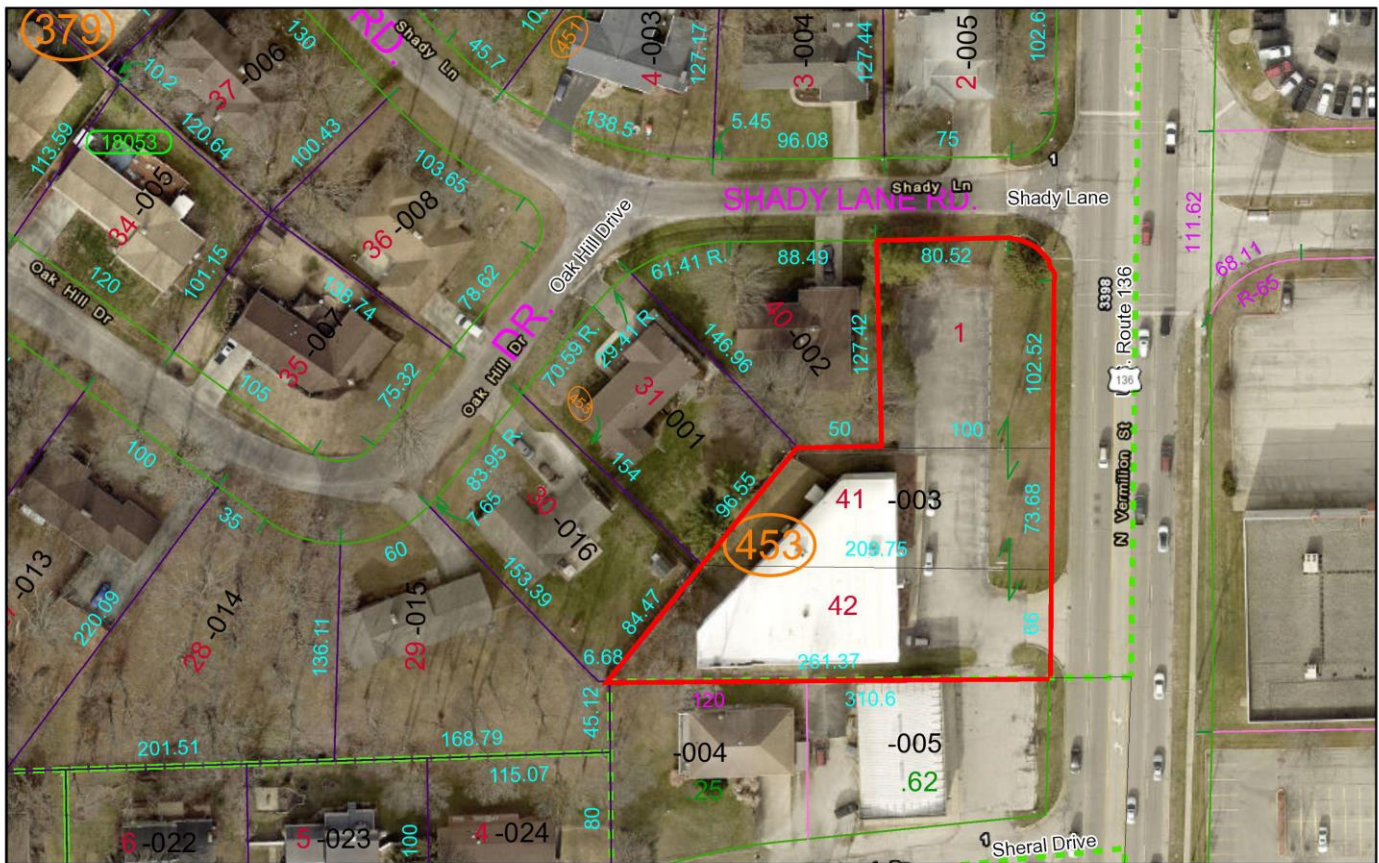
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PLAT MAP



April 21, 2022

- 1 inch -
Scale - 1:1,000

1 inch = 83 feet
1 inch = 0.016 miles

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AERIAL



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RETAIL AERIAL



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